

TRANSFER  
TAX  
PAIDDEED OF SALE BY PERSONAL REPRESENTATIVE  
(Testate)  
Maine Statutory Short Form

## KNOW ALL MEN BY THESE PRESENTS,

002119

That, **Robert Lemieux**, of Winslow, in the County of Kennebec, State of Maine, duly appointed and acting Personal Representative of the Estate of **Gomer S. Dillon, Jr.**, deceased (testate), as shown by the probate records (Docket No. 2001-234) of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **David W. Couture** and **Nancy J. Furlotte**, as joint tenants, having a mailing address of 303 Martin Stream Road, Fairfield, Maine 04937, the following described parcels of land, together with buildings thereon, situated in **Waterville**, Kennebec County, Maine, and being further bounded and described as follows:

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**Parcel One:** Northerly by land formerly of Maxine Turmelle; land of the Kennebec Water District and land of James Fisher; easterly by the Ridge Road, so-called; southerly by land of Myer Levine and land of Louis Levine; westerly by the road leading from Waterville to Fairfield Center.

Being the same premises devised to Gomer S. Dillon, Jr. under the Estates of his parents, Gomer S. Dillon, Sr. and Genevieve R. Dillon, by deeds from Mary Jane Dubay and Margret Farr, dated December 3, 1969, and recorded in the Kennebec County Registry of Deeds in Book 1510, Page 25 and from Robert A. Marden, Trustee, dated June 22, 1973, and recorded in the Kennebec County Registry of Deeds in Book 1651, Page 260.

Excepting and reserving the following:

Certain rights of way given to the Central Maine Power Company dated September 28, 1918 and recorded in the Kennebec County Registry of Deeds in Book 566, Page 587 and to the Kennebec Water District dated October 31, 1922 and recorded in the Kennebec Registry in Book 606, Page 137; a one hundred (100) foot right of way conveyed to Central Maine Power Company dated June 22, 1973 and recorded in the Kennebec Registry in Book 1660, Page 18; conveyance of property to Reginald E. and Dollis H. Bizier dated September 16, 1986 and recorded in the Kennebec Registry in Book 3027, Page 29, together with a corrective deed dated February 13, 1987 and recorded in the Kennebec Registry in Book 3108, Page 239.

**Parcel Two:** Beginning at the easterly corner of land of Gomer Dillon, Jr. where the northeasterly line of Dillon intersects the northwesterly side of the Ridge Road in said Waterville, thence northeasterly along the northwesterly side of said Ridge Road a distance of one hundred forty-six (146) feet to a point; thence at right angles and running in a northwesterly direction in a line parallel with Dillon's northeasterly line a distance of six hundred ten (610) feet, more or less, to the southeasterly line of other land of Dillon; thence southwesterly a distance of one hundred forty-six (146) feet to land of Dillon; thence at right angles and running southeasterly a distance of six hundred (600) feet, more or less, along the northeasterly line of Dillon to the point of beginning.

Being the same premises conveyed by deed of William A. Taylor, aka William A. Couture to Gomer Dillon, Jr. dated April 7, 1970 and recorded in the Kennebec Registry in Book 1516, Page 398.

The above described premises are subject to a seventy (70) foot right of way to Central Maine Power Company which runs in a general northwest - southeast direction across said property.

Excepting and reserving the following:

Parcel conveyed to Harvey and Renette Couture by deed dated May 20, 1987 and recorded in the Kennebec Registry in Book 3219, Page 223.

**Parcel Three:** Beginning at an iron pin in the northwesterly line of the Ridge Road and at the southeast corner of land formerly of Merton Levine and now of Robert F. Cosgrove; thence North 53° West along the northerly boundary of land now or formerly of Merton Levine to an iron pin and land of said Merton Levine, and being approximately four hundred eighty-seven (487) feet; thence in a northerly direction and along the easterly boundary of land now or formerly of Merton Levine to an iron pin and land of Gomer S. Dillon, Jr. and being approximately two hundred thirty-five (235) feet; thence South 60° East and along the southerly line of land of Dillon to an iron pin in the northwesterly line of said Ridge Road and being approximately five hundred seventy-six (576) feet; thence in a southwesterly direction and along the northwesterly line of said Ridge Road to the iron pin and the point of beginning, and being approximately two hundred seventy-nine (279) feet.

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This conveyance is made subject to a right of way granted to Central Maine Power Company and to the Kennebec Water District and to any other rights of way and easements that may exist.

Being the same premises conveyed by Aaron Levine to Gomer S. Dillon, Jr. dated April 1974 and recorded in the Kennebec Registry in Book 1718, Page 291.

Excepting and reserving the following:

One hundred (100) foot wide right of way granted to Central Maine Power Company by deed dated May 8, 1975 and recorded in the Kennebec Registry in Book 1812, Page 122.

Dated: JANUARY 17, 2003

Estate of Gomer S. Dillon, Jr.

By: Robert Lemieux PR  
Robert Lemieux  
Personal Representative

STATE OF MAINE  
KENNEBEC, SS.

Date: JANUARY 17, 2003

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared Robert Lemieux as Personal Representative of the Estate of Gomer S. Dillon, Jr., deceased, to me known to be the identical person who executed the foregoing Deed of Distribution and acknowledged the same to be his free act and deed.

Before me,

William P. Dubord  
Notary Public



WILLIAM P. DUBORD  
Attorney At Law  
Notary Public  
My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.

2003 JAN 21 AM 9:00

ATTEST: Brenda R. H. [Signature]  
REGISTER OF DEEDS